



191 Whitehall Road, Gateshead, NE8 4PS

£695 Per Calendar Month



## Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PRIVATE YARD
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO SALTWELL PARK
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

Welcome to this charming ground floor flat located on Whitehall Road in Gateshead. This delightful property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat features a well-appointed reception room that provides a comfortable area for relaxation and entertaining guests.

With a total area of 67 square feet, this flat is designed to maximise space and functionality. The bathroom is conveniently situated, ensuring ease of access for all residents. One of the standout features of this property is its private yard, offering a perfect spot for outdoor enjoyment, whether it be for gardening, a morning coffee, or simply soaking up the sun.

The location is particularly advantageous, with excellent transport links that make commuting a breeze. Additionally, the flat is within walking distance to the beautiful Saltwell Park, providing a wonderful opportunity for leisurely strolls, picnics, and outdoor activities.

This property presents a fantastic opportunity for those looking to settle in a vibrant area with convenient amenities and green spaces nearby. Don't miss the chance to make this lovely flat your new home.



ENTRANCE HALL

18'5 x 3

LOUNGE

15'10 x 11'8

KITCHEN

13'7 x 7'9

BEDROOM ONE

17'7 x 12'9

BEDROOM TWO

12'9 x 7'8

BATHROOM

7 x 7

EXTERNAL

DISCLAIMER LETTINGS







#### WE REQUIRE

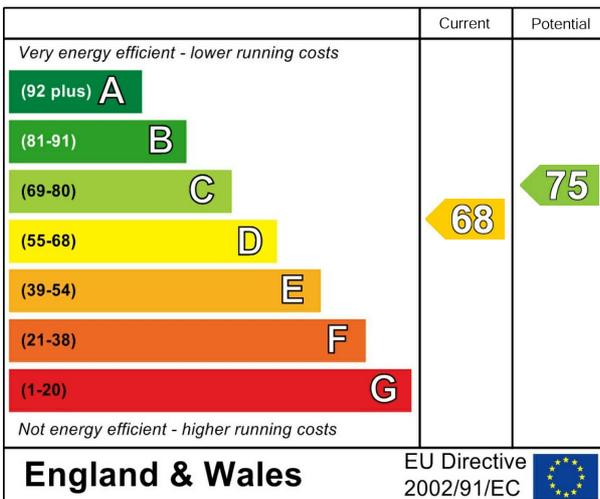
One month's rent in advance = £695

One month's rent as a damage deposit = £695

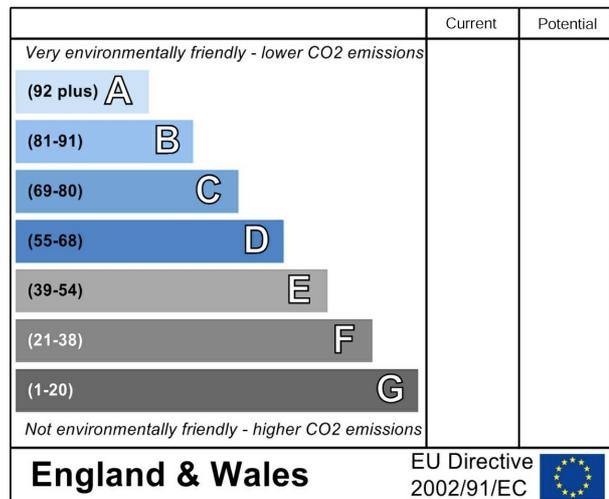
To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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